LOT 85 HS P-3-3-M-27
3 AC COMM AT SE COR OF 85 HS
OR 90 P 329 & 747

BULLFROG GARDENS LLC
55 EAST PINE ST
ORLANDO, FL 32801

2024

00-00-085-000-11578-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM	4	MKT AREA	08
NEIGHBORHOOD/LOC	000	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

COASTAL HWY, CRAWFORDVILLE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2016 MMSR
INC DATE		AG DATE	

WAKULLA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,157
TOTAL MARKET VALUE	30,157
SOH/AGL Deduction	10,002
ASSESSED VALUE	20,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	20,155
TOTAL JUST VALUE	30,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,657

& COMB REQUEST BY OWNER 8506883930
COMB 1.57 AC S/O FROM 11578-001 FROM PRCL S/O
OR 1284 P 670 & OR 1284 P 672
5YR PRCL CK NC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1284/0672	9/23/2022	WD	U	V	11	100
GRANTOR: GREENE CHARLES M						
GRANTEE: BULLFROG GARDENS LL						
1284/0670	9/23/2022	WD	U	V	11	100
GRANTOR: DAVIS RICHARD						
GRANTEE: BULLFROG GARDENS LL						

BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0			0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							
2	009630	C	WETLAND	0			0.00	0.00	1.57	AC		1.00	1.00	1.00	100.00	100.00	157							

REVIEW DATE 01/08/2022 BY AIPB Total Acres: 4.57 Total Land Value: 30,157 Market: 0 Agricultural: 0 Common: 30,157 PRINTED 06/17/2026 BY SYS